File No. 20070334

WARRANTY DEED

LURA BRADY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,200.00

Ralph E. Shelby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2007.

Lura Brady
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph E. Shelby	First Tennessee Home Loans, a division of First Tennessee Bank National Association	43-9-233
(NAME)	(NAME)	
330 Dupont Avenue	100 Bluegrass Commons, Ste 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/27/07 09:56 2 pgs
Fees:13.00 Taxes:415.14

20070927-0115217

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Danny R. Stafford and wife, Sandra Y. Stafford, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph E. Shelby, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 38 on the map of Woodlawn Estates as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, according to a survey by Southern Land & Associates dated July 25, 1979, To-Wit: Beginning at an iron pin at the intersection of the southwest corner of Dupont Avenue and Bixler Avenue; thence with the southerly margin of Dupont Avenue West 72 feet to a point; the beginning of the within described tract, thence continuing with the southerly margin of Dupont Avenue, N 86 degrees 30' W 30 feet to an iron pin; thence south 0 degree 05' 29" E 165 feet to an iron pin; thence S 86 degrees 30' E 30 feet to an iron pin; thence N 01 degree 05' 29" W 165 feet to the point of beginning.

Being the same property conveyed to Sandra Y. Stafford and Danny R. Stafford, husband and wife, by deed from Lois Geery, a single woman, dated May 5, 2000 and recorded on May 9, 2000 in Instrument No. 200005090047104, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 330 Dupont Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of September, 2007.

Danny R. Stafford

Sandra Y. Stafford

File No. 20070334
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny Stafford and wife, Sandra Stafford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on 9/25/2007.

Lura Brady
Notary Public
My Commission Expires: 7-24-2010

